

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Planning Department**

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### **Development Review Committee Meeting** **December 22, 2003**

Members Present: Robbie Rogers-Director/Chairperson, Jennifer Kitchens-Clerk's Office, Skip Lukert-Building Official, Dan Hickey-Fire Services, Keith Hunter-Environmental Health, Marie Keenum-911 Coordinator, Barry Ginn-Ginn Engineering, Michael Springstead-Springstead Engineering, Terry Neal-Attorney and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

Mrs. Keenum moved to approve the minutes of the December 15, 2003 meeting.  
Mr. Lukert seconded the motion and the motion carried.

#### **Old Business:**

None

#### **New Business:**

##### ***VOS: Lakeshore Cottages – Major Development – Preliminary and Engineering Review***

Ron Grant, Grant and Dzuro, Hugh Gauntt and Kim Burgess, Mid-State Engineering and Surveying, were present and requesting preliminary and engineering approval to construct a villa subdivision with a pool and deck area. The units will be used as guesthouses for respective purchasers to stay in. This project was originally submitted as a site plan only, but will be platted. All requested changes have been made. The covenant restrictions were submitted. Engineering comments were discussed. There are discrepancies in some of the property line call-outs listed in the legal description. Finished grades along the pool area were discussed. All easements and their widths, and right-of-ways, must be shown. The roads will be private. Crosswalk delineations are needed along the sidewalks. Typical cross-sections were discussed. Potable water and fire calculations are needed. The proposed street names and widths were discussed. A street was removed from the plans and replaced with a parking lot. Setbacks were discussed. Staff comments have been addressed on revised plans. All regulatory agency permits are required.

Mr. Springstead moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised engineering plans. Mr. Hunter seconded the motion and the motion carried.

***Tip Top Cabinets Mini Warehouse Addition – Major Development – Engineering Review***

Bob Titterington and David Pughe, Civil-Tech Consulting Engineers, Inc., were present and requesting engineering approval to construct 12 one story mini warehouses to consist of 3000 sf each. There were no engineering comments.

Mr. Ginn moved to approve the engineering plans. Mrs. Keenum seconded the motion and the motion carried.

***VOS: Unit 98 – Major Development - Preliminary Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 183-unit subdivision. Engineering comments were discussed. Speed limits and turn radiuses were discussed. Mr. Springstead encouraged 2 access points, for the record. Staff comments have been addressed. All regulatory agency permits are required.

Mr. Hunter moved to approve the request for preliminary review. Mr. Springstead seconded the motion and the motion carried.

***VOS: Edgefield Villas – Major Development – Preliminary Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 58-unit subdivision. There were no engineering comments. Staff comments have been addressed. All regulatory agency permits are required.

Mr. Hunter moved to approve the request for preliminary review. Mr. Lukert seconded the motion and the motion carried.

**Q&A/Public Forum**

None

The next meeting is scheduled for January 5, 2004.

Mr. Springstead moved to adjourn. Mrs. Keenum seconded the motion and the motion carried.

The meeting adjourned at 2:25 P.M.